

151.0

0001

0009.B

Map

Block

Lot

1 of 1

Residential

CARD

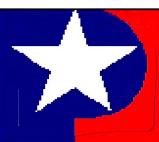
ARLINGTON

Total Card / Total Parcel

1,031,400 / 1,031,400

USE VALUE: 1,031,400 / 1,031,400

ASSESSED: 1,031,400 / 1,031,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROTHENBERG MICHAEL/JENNIFER H
Owner 2:	
Owner 3:	

Street 1: 31 CEDAR AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KRACUNAS WILLIAM J -

Owner 2: UPTON SUZANNE M -

Street 1: 31 CEDAR AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 11,158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 2196 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11158		Sq. Ft.	Site		0	80.	0.68	9									603,791						603,800	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										11158.000		427,600				603,800		1,031,400							
Total Card										0.256		427,600				603,800		1,031,400		Entered Lot Size					
Total Parcel										0.256		427,600				603,800		1,031,400		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		469.67		/Parcel: 469.6		Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID	151.0-0001-0009.B
2020	101	FV	427,600	0	11,158.	603,800	1,031,400	1,031,400	Year End Roll	12/18/2019		
2019	101	FV	313,000	0	11,158.	566,100	879,100	879,100	Year End Roll	1/3/2019		
2018	101	FV	313,000	0	11,158.	467,900	780,900	780,900	Year End Roll	12/20/2017		
2017	101	FV	313,000	0	11,158.	430,200	743,200	743,200	Year End Roll	1/3/2017		
2016	101	FV	313,000	0	11,158.	392,500	705,500	705,500	Year End	1/4/2016		
2015	101	FV	305,500	0	11,158.	384,900	690,400	690,400	Year End Roll	12/11/2014		
2014	101	FV	305,500	0	11,158.	357,700	663,200	663,200	Year End Roll	12/16/2013		
2013	101	FV	305,500	0	11,158.	340,400	645,900	645,900		12/13/2012		

Parcel ID 151.0-0001-0009.B

!11824!

PRINT

Date Time

12/11/20 01:57:30

LAST REV

Date Time

06/10/14 10:11:24

philc

11824

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRACUNAS WILLIA	1370-33		6/19/2009		590,000	No	No		
PEPPERCORN JEFF	1304-59		7/15/2005		609,500	No	No		
SMITH PAUL J &	1233-17		1/26/2001		415,500	No	No		
FLEMMING HARTWE	1115-200		9/1/1993		231,100	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/6/2014	170	Redo Bas	26,000						4/9/2014	Measured	PC	PHIL C
3/7/2013	312	Solar Pa	12,980	C					5/24/2013	Info Fm Prmt	EMK	Ellen K
5/13/2010	430	Addition	218,000					EXTEND FFL KITCHEN	3/11/2009	Inspected	189	PATRIOT
8/15/2002	677	Re-Roof	3,500	C					1/9/2009	Measured	372	PATRIOT
6/4/2001	349	Wood Dec	8,600	C				14X16 WOOD DECK	4/10/2001	MLS	MM	Mary M
									11/19/1999	Meas/Inspect	263	PATRIOT
									1/1/1982		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

